



ESF Field No	ESF's RMBS Field Name	General	Class A	Class B	
2	Report date	21/Mar/11			
3	Accrual Start Date	21/Dec/10			
4	Accrual End Date	21/Mar/11			
5	Accrual period	90			
6	International Securities number		XS0389373167	XS0389374215	
7	Stock Exchange Listing	London			
8	Issuer	Leek Finance Number 21 PLC			
10	Original Ratings		AAA./Aaa/AAA	Unrated	
11	Interest payment date	21/Mar/11			
12	Principal payment date	21/Mar/11			
16	Determination date	28/Feb/11			
18	Previous factor		78.366	100.000	
19	Current factor		78.878	100.000	
20	Credit Enhancement- Original		30.50%	8.00%	
21	Credit Enhancement- Current		36.91%	9.68%	
17	Currency		Sterling	Sterling	
18	Original Principal Balance		£1,017,700,000.00	£295,500,000.00	
19	Total Beginning Balance prior to payment		£797,530,782.00	£295,500,000.00	
20	Total Ending Balance subsequent to payment		£782,387,406.00	£295,500,000.00	
21	Total Principal Payments		£15,143,376.00	£0.00	
22	Total Interest Payments		£3,446,338.28	£701,310.15	
23	Reference Rate		3 month £ libor	3 month £ libor	
24	Day Count Convention		Actual/365/366	Actual/365/366	
25	Relevant Margin		1.00000%	0.21000%	
26	Coupon Reference Rate		0.75250%	0.75250%	
27	Coupon Amount		£3,446,338.28	£701,310.15	
28	Current Coupon		1.75250%	0.98250%	
29	Current Interest Shortfall		0	0	
30	Cumulative Interest Shortfall		0	0	
31	Beginning Reserve Account Balance	£105,056,000.00			
32	Ending Reserve Account Balance	£105,056,000.00			
33	Change in the Reserve Account Balance	£0.00			
34	Target Reserve Account Balance	£105,056,000.00			
35	Initial Discount Reserve Balance	£36,800,000.00			
36	Opening Discount Reserve Balance	£0.00			
37	Releases from Discount Reserve this period	£0.00			
38	Ending Discount Reserve Balance	£0.00			
39	Legal Maturity	21/Dec/39			
40	Original Weighted Average Life	Using pricing CPR	2.1	5.0	
41	Drawings under Liquidity Facility	NA			
43	Timing of the Collateral report	28/Feb/11			
44	Currency	Sterling			
45	Original Total Number of Residential Mortgage Loans	9,715			
46	Current Total Number of Residential Mortgage Loans	8,056			
47	Original Total Value of Residential Mortgage Loans	£1,335,183,491			
50	Original Loan to Value Ratio	84.46%			
53	Current Loan to Value Ratio	84.96%			
A loan is classified as 'delinquent' if the arrears balance is greater than zero as at the date of the collateral report					
54	Delinquencies				
		Current Period		At Issuance	
Delinquency Band (excluding possessions)		Total Balance	No	Original Balance	No
0.01 <= 1 Months in Arrears		33,667,267	236	90,362,941	623
1.01 <= 2 Months in Arrears		55,359,595	392	13,712,608	96
2.01 <= 3 Months in Arrears		29,167,853	203	418,833	3
3.01 <= 4 Months in Arrears		14,681,516	108	-	-
4.01 <= 5 Months in Arrears		13,364,769	92	-	-
5.01 <= 6 Months in Arrears		9,366,982	62	-	-
> 6 Months		50,942,434	345	-	-
Total		206,551,136	1,438	104,514,382	722
57 Net Loss		£1,620,995.17			
58 Cumulative Net Loss		£10,065,261.19			
59 Average Loss Severity		29.79%			
60 Outstanding Repossession					
		Total Balance	No	% of Total Balance	
		5,894,409	37	0.54%	
67 Current Residential Mortgage Loan Principal Balance		1,085,134,635.27			
72 Principal Payment Rate		1.35%			
Annualised FFR Speed (Based on quarterly principal payment rate)		5.39%			
		Current Period		At Issuance	
Region		Total Balance	No	% of Balance	% of Original Balance
East Anglia		34,908,152	273	3.20%	3.13%
East Midlands		79,484,150	674	7.29%	7.48%
London		136,862,596	707	12.59%	12.59%
North		37,496,484	373	3.44%	3.43%
Northern Ireland		-	-	0.00%	0.00%
North West		122,348,111	1,072	11.22%	10.77%
Scotland		-	-	0.00%	0.00%
South East		318,544,797	1,922	29.21%	29.31%
South West		95,398,260	662	8.75%	8.99%
Wales		77,377,540	696	7.10%	7.04%
West Midlands		110,757,798	936	10.16%	10.29%
Yorks and Humber		77,291,881	741	7.09%	7.02%
Total		1,090,469,770	8,056	100.00%	100.00%
		Total Balance	No	% of Balance	% of Original Balance
76 Mortgage Size		£11,769	73	1.04%	0.12%
Less than or equal to 30K		8,129,207	195	0.75%	0.69%
More than 30k up to and including 50K		53,031,345	825	4.86%	4.50%
More than 50k up to and including 75K		126,715,716	1,448	11.62%	11.40%
More than 75k up to and including 100K		170,018,604	1,516	15.59%	15.44%
More than 100k up to and including 125K		171,142,881	1,252	15.69%	15.41%
More than 150k up to and including 200K		268,797,418	1,570	24.63%	24.94%
More than 200k up to and including 400K		281,495,583	1,155	25.81%	26.49%
More than 400k up to and including 500K		9,168,453	21	0.84%	0.99%
More than 500k		500,964	1	0.05%	0.04%
Total		1,090,469,770	8,056	100.00%	100.00%
		Total Balance	No	% of Balance	% of Original Balance
77 Mortgage Type		455,126,013	3,144	41.74%	41.71%
Owner Occupied Purchase		384,115,707	2,763	35.23%	34.68%
Owner Occupied Remortgage		244,483,776	2,066	22.42%	20.87%
Buy to Let		6,741,273	83	0.62%	0.58%
Right to Buy		1,090,469,770	8,056	100.00%	100.00%
78 Mortgage Payment Frequency					
		Total Balance	No	% of Balance	% of Original Balance
79 Interest Payment Type		206,870,848	1,984	18.97%	23.34%
Capital & Interest		868,787,408	5,361	79.67%	74.72%
Interest Only		14,811,514	111	1.36%	1.94%
Mixed (Part & Part)		1,090,469,770	8,056	100.00%	100.00%
80 LTV					
		Total Balance	No	% of Balance	% of Original Balance
Less than or equal to 25%		3,018,594	91	0.28%	0.34%
More than 25% up to and including 50%		22,685,998	287	2.08%	2.44%
More than 50% up to and including 55%		11,344,289	116	1.04%	1.34%
More than 55% up to and including 60%		17,300,306	157	1.59%	1.59%
More than 60% up to and including 65%		21,936,810	192	2.01%	2.29%
More than 65% up to and including 70%		37,120,496	299	3.40%	3.17%
More than 70% up to and including 75%		54,462,323	437	4.99%	4.86%
More than 75% up to and including 80%		87,168,213	659	7.99%	6.90%
More than 80% up to and including 85%		135,001,021	972	12.38%	11.97%
More than 85% up to and including 90%		256,519,155	1,839	23.52%	24.84%
More than 90% up to and including 95%		226,729,607	1,580	20.79%	20.71%
More than 95% up to and including 100%		198,882,392	1,312	18.24%	19.28%
Over 100%		18,219,378	125	1.67%	0.16%
Total		1,090,469,770	8,056	100.00%	100.00%
		Total Balance	No	% of Balance	% of Original Balance
81 Years to maturity of mortgages		33,383,105	261	3.06%	0.77%
0 and less than or equal to 5 years		88,313,068	664	8.10%	5.54%
Greater than 5 years and less than or equal to 10 years		154,508,532	1,199	15.06%	9.97%
Greater than 10 years and less than or equal to 15 years		389,376,255	2,878	35.71%	20.44%
Greater than 15 years and less than or equal to 20 years		341,339,883	2,443	31.90%	53.85%
Greater than 20 years and less than or equal to 25 years		73,548,027	611	6.74%	10.50%
Greater than 25 years and less than or equal to 30 years		-	-	0.00%	0.00%
Total		1,090,469,770	8,056	100.00%	100.00%
		Total Balance	No	% of Balance	% of Original Balance
Property Type		40,265,727	263	3.69%	3.78%
Bungalow		154,673,880	811	14.18%	15.67%
Detached House		194,481,552	1,417	17.89%	17.06%
Flat/ Maisonette		286,365,425	2,141	26.41%	26.70%
Semi- Detached House		413,045,185	3,424	37.88%	36.70%
Terraced House		1,090,469,770	8,056	100.00%	100.00%
82 Interest Rate Type					
		Total Balance	No	% of Balance	% of Original Balance
Base		867,660,294	6,423	78.57%	32.92%
Base Discount		-	-	0.00%	1.83%
Fixed- reverting to Base		276,778	2	0.03%	33.69%
Fixed- reverting to Libor		291,873	4	0.03%	1,780

Libor Discount	222,231,826	1,627	20.38%	36,557,773	175	2.74%
Libor	-	-	0.00%	15,790,859	125	1.18%
Total	1,090,469,770	8,056	100.00%	1,335,183,491	9,715	100.00%
Asset Type	Balance	No	% of Balance	Original Balance	No	% of Original Balance
Conforming- Buy to Let	244,338,800	2,063	22.41%	278,701,453	2,343	20.87%
Conforming- Non Self-Cert	224,796,109	1,581	20.61%	281,732,168	1,971	21.10%
Conforming- Self-Cert	354,456,612	2,408	32.50%	483,249,216	3,230	36.19%
Non-Conforming	266,878,248	2,004	24.47%	291,500,654	2,171	21.83%
Total	1,090,469,770	8,056	100.00%	1,335,183,491	9,715	100.00%
Self-Certification	Balance	No	% of Balance	Total Balance	No	% of Original Balance
N	634,877,970	4,929	58.22%	740,671,605	5,701	55.47%
Y	455,591,799	3,127	41.78%	594,511,886	4,014	44.53%
Total	1,090,469,770	8,056	100.00%	1,335,183,491	9,715	100.00%

83 Information Sources	Platform
84 Point Contact	Angela Bailey
Contact Information	
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85 Reports Distribution Channels	Bloomberg or www.britannia.co.uk/bts
86 Report Frequency	Quarterly

Additional Information	
Opening Expense Loan Balance	£1,328,148.62
Closing Expense Loan Balance	£0.00
Applied Principal	£15,304,373.73
Retained Principal	£250,997.73
Loss Provision	£7,498,227.00
Uncovered Shortfall	£1,620,995.17
Income Retained	£1,620,995.17
Losses in quarter as % bonds issued	0.549%
Cumulative losses as % bonds issued	3.406%
Number of properties sold in period	32
Bonds outstanding as % of original bonds issued	82.08%
65 Excess Spread following Uncovered Shortfall	£8,154,891.93
65 Excess Spread preceding Uncovered Shortfall	£9,775,867.10
Annualised Excess Spread following Uncovered Shortfall Percentage	3.00%
Annualised Excess Spread preceding Uncovered Shortfall Percentage	3.59%
Cumulative Principal Balance of all Properties Sold	£33,791,105.99
Principal Balance of Properties Sold in Period	£4,115,005.19
65 Weighted Average Seasoning (Months)	50
65 Total Balance of Further Advances	£3,679,261.97

Deal Participant Information			
82 Administrator	Platform Funding Ltd (PFL)	Cash Bond Administrator	Platform Funding Ltd (PFL)
Web address	www.platform.co.uk	Web address	www.platform.co.uk
Sub-Administrator	Western Mortgage Services Ltd (WMS)	Service Guarantor	Co-operative Bank plc
Web address	www.wmsl.co.uk	Web address	www.britannia.co.uk/cbs/mortgage/bts
Trustee	Capita IRG Trustees Ltd	Paying Agent	HSBC Bank plc
Web address	www.capitalguaranty.co.uk	US Paying Agent	HSBC Bank USA, N.A
66 Lead Arrangers	The Royal Bank of Scotland, JPMorgan Chase		
	Provider	Rating Triggers (S&P/M/F)	Current Rating (S&P/M/F)
Fixed-Floating Interest Rate Swaps	The Royal Bank of Scotland plc	L-term rating below A2(Moody's), A(Fitch), S-term rating below A-1 (S&P), P-1(Moys), F1 (Fitch)	S-Term/ L-term S&P: A-1, A+ Moys: P-1, A1 Fitch: F1+, AA-
Basis Swap	JPMorgan Chase NA	L-term rating below A2(Moody's), A(Fitch), S-term rating below A-1 (S&P), P-1(Moys), F1 (Fitch)	S-Term/ L-term S&P: A-1+, AA- Moys: P-1, Aa1 Fitch: F1+, Aa-
Internal GIC Account	The Co-operative Bank	S-term rating below A1+ (S&P), P-1 (Moys), F1+ (Fitch)	No Rating (S&P), P-1(Moys), F-2(Fitch) S-Term
External Deposit Account	HSBC Bank plc	S-term rating below A1+ (S&P), P-1 (Moys), F1+ (Fitch)	A-1+(S&P), P-1(Moys), F1+(Fitch)